



## MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION JULY 5, 2006

---

Acting Chair Lenny Levy called the meeting to order at 7:30 p.m. Present at the meeting were Commissioners Matthew Hopkins, Lloyd Kaufman, and Danny Winborne, City Attorney Cathy Borten, Planning and Code Administration Director Greg Ossont, Community Planning Director Trudy Schwarz, Planner Rob Robinson, Planning Intern Allen Meyer, and Recording Secretary Myriam Gonzalez. Absent: Chair John Bauer.

### I. APPROVAL OF MINUTES

June 7, 2006, Planning Commission Meeting

Commissioner Kaufman moved, seconded by Commissioner Hopkins, to APPROVE the Minutes of the June 7, 2006, Planning Commission Meeting, as submitted this evening.

Vote: 3-0-1 (Abstained: Winborne)

### II. RECORD PLAT

R-1140 -- Mardirossian's Addition - Lot 10

Commissioner Winborne moved, seconded by Commissioner Kaufman, to APPROVE the Record Plat Agenda.

Vote: 4-0

### III. SITE PLANS

AFP-06-022 -- 917 Rockborn Drive at Lakelands  
(Hoch Residence)

MXD Zone

Screened Porch and Deck

AMENDMENT TO FINAL PLAN REVIEW

Planning Intern Meyer located the property on an aerial photograph and indicated the proposal is for a 400-square foot screened-in porch, a 400-square foot deck with landing, and an outdoor shower addition. He noted that the deck plan previously furnished to the Commission as part of their informational packet contained dimensions that were inaccurate.

*Joe Kellinger, Kellinger Construction*, noted on the location plat where the proposed structures would be situated on the property, and presented a framing plan, proposed elevations, and a photograph of the rear of the existing home. He discussed the proposed materials and colors, and answered questions of Commissioners Winborne and Hopkins regarding the open structure for the shower stall and the roofing style of the porch.

*Property owner/applicant Michael Hoch* provided additional details about the shower stall and noted that the Lakelands Community Association's Design Review Committee had approved the request with comments.

There was no testimony from the public.

Planning Intern Meyer noted the plan complies with Zoning Ordinance §§ 24-170 and 24-172, subject to conditions that he listed. The Commission moved as follows:

Commissioner Winborne moved, seconded by Commissioner Kaufman, to grant AFP-06-022 - 917 Rockborn Drive at Lakelands, AMENDMENT TO FINAL PLAN APPROVAL, finding the plan in compliance with Zoning Ordinance §§ 24-170 and 24-172, subject to the following conditions:

1. Applicant is to comply with the conditions of the Lakelands Community Association's Design Review Committee; and
2. Applicant is to submit revised plans of the shower and decking areas before the issuance of building permits.

Vote: 4-0

AFP-06-021 -- Washingtonian Waterfront Hotel  
204 Boardwalk Place  
Elevation Revisions  
AMENDMENT TO FINAL PLAN REVIEW

MXD Zone

Planner Robinson located the site on an aerial photograph and noted that this plan amendment is to reflect changes made during construction to the approved elevations.

*Contractor Richard Parks, WPM Construction, LLC*, presented the previously approved and proposed elevations, noting the latter reflect revisions already in place. He identified each of the architectural revisions and stated the reasons for the changes made during construction. In response to Acting Chair Levy's comment on the unattractiveness of the green panels existing over retail spaces at street level, Mr. Parks indicated they are unfinished until the tenants are known.

There was no testimony from the public.

Planner Robinson stated the plan complies with Zoning Ordinance §§ 24-170 and 24-172, subject to a condition that he listed.

Following a thorough review of each of the architectural changes in terms of whether or not they met the approval criteria contained in § 24-170, the Commission's consensus was that the following revisions were in keeping with said criteria: the realignment of vents on the north elevation from vertical to horizontal, a sign relocation from the south to the east elevation, and a change to the top of second-floor center windows on the south elevation from an arched to a rectangular shape.

However, the Commission concurred that the change in three wall panels on the second floor of the north elevation from EIFS to brick and the omission of one column of windows on the west elevation did not meet the approval criteria. They agreed these changes should be corrected because they were inharmonious not only to the building itself, but also to the architectural design of the surrounding structures, negatively affecting the immediate uses and community.

Staff suggested deferring the proposed plan amendment to allow the applicant to work with staff on optional solutions. The Commission moved as follows:

Commissioner Winborne moved, seconded by Commissioner Hopkins, to DEFER AFP-06-021 - Washingtonian Waterfront Hotel.  
Vote: 4-0

IV. FROM THE COMMISSION

Commissioner Kaufman

Praised the Green House exhibit at the National Building Museum, noting it focuses on new directions in sustainable architectural design as it relates to the environment, and urged the public to visit. He announced that the exhibit would be open until June 2007.

Commissioner Winborne

Noting he was absent at the previous regular meeting, at which the Commission made its recommendation on the Casey East project, he voiced his appreciation to the City Council, fellow Commissioners and City staff for the extensive work that went into the plan.

Acting Chair Levy

Suggested considering revising the Code to establish regulations for applications that involve plan changes constructed without previous approval.

V. FROM STAFF

Community Planning Director Schwarz

1. Announced a joint public hearing with the City Council on the GE Tech Special Conditions (MP-1-06) is scheduled for July 17.
2. Reminded all that as customary, the Commission will hold one regular meeting in August, which will be conducted on the 2<sup>nd</sup>.

Planning and Code Administration Director Ossont

1. Noted that the Commission's training work session has been scheduled for Wednesday, October 11.
2. Reported that staff has been working on action items from the Commission and an update would be forthcoming.
3. Provided a status update on the Crown Farm annexation process, noting that the draft annexation agreement would be posted shortly on the City website for public review and comment before the City Council's record closes.

VI. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 9:00 p.m.

Respectfully submitted,

M. Gonzalez

Recording Secretary